

REPORT TO THE BOARD OF SUPERVISORS

PLANNING AND ZONING HEARING DATE: April 6, 2006

BOARD OF SUPERVISORS HEARING DATE: May 3, 2006

CASE NO: Z2004011

DISTRICT NO: 4

REQUEST: Rezone from Rural-43 to R-2 RUPD SC

ACREAGE: Approx. 28 acres

LOCATION: Sunland Ln. west of Del Webb Blvd. (in the Sun City area)

EXISTING ZONING: Rural-43

SURROUNDING ZONING: R1-6 RUPD SC; Rural-43

PROPOSED USE: 140-lot, 14-tract single-family residential subdivision

CONFORMANCE WITH ADOPTED PLANS:

County Plan: The property lies within the Sun City DMP. The county's land use plan for this area states the site is designated as small-lot residential, with a density of 2-5 d.u./ac.

City/Town Plan: N/A

MUNICIPAL COMMENTS: N/A

SUPPORT/ OPPOSITION: Staff has received one letter of support, 14 letters of opposition, and an opposition petition with 229 signatures. At the Planning and Zoning Commission hearing of April 6, 2006, there were three individuals present in support, but did not speak. There were

two neighbors present who spoke in opposition to this request.

STAFF

RECOMMENDATION: **APPROVE** with stipulations

COMMISSION

RECOMMENDATION: **APPROVE** with modified stipulations (by unanimous vote)

Note: The subject property has changed ownership. The present owner/applicant is NAMWEST.